



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

96 Fairmont Road S  
Lethbridge, Alberta

MLS # A2203873



**\$675,000**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,496 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Built-in Coffee Machine, Garden Shed, Blinds, Solar Panels

If you are looking for a lot more in a home than just the average, welcome to 96 Fairmont Road! Built on a sizeable pie-shaped lot of over 8400 sq ft, you are afforded the benefits of a spacious home, 2 Double Garages measuring 24' x 24' and 18' x 22', additional front parking, decks, concrete patio, garden space, and the option of adding RV parking as well. Come on inside to a very bright and open design that features plenty of natural light by way of large windows, skylight, and vaulted ceilings. The kitchen is a highlight and a perfect place to enjoy family time or entertain guests. Updated lacquered cabinetry with plenty of lower cabinet roll-out drawers, granite countertops, a massive island with breakfast bar, stainless appliances that include a Wolf gas stove, Fisher Paykel dishwasher, walk-in pantry, plus a full wall of additional cabinetry that includes a convenient built-in Miele coffee machine. Hardwood flooring, a 3-sided gas fireplace that can be enjoyed from all the main floor living spaces, formal dining room in addition to the breakfast nook, main level bedroom and bathroom and complete privacy by way of the upper-level primary bedroom with a luxurious ensuite bathroom are features that make this home stand out from the rest. More living space is provided by a well-developed lower level. A family room, den, another bedroom and full bathroom, as well as laundry and storage space provide comfort and convenience for everyone. Mechanical attributes include a high efficiency furnace, central air conditioning, as well as recently installed Solar panels for substantial long term energy savings. It's time to enjoy all of the conveniences of living in Fairmont. Neighbourhood highlights include walking paths to the lake and greenspaces, endless shopping sources, restaurants, sports facilities, and Lethbridge Polytechnic. Call

your Real Estate Professional today to arrange a viewing!